

An Application For An  
Idaho Community Development Block Grant

# Boundary County Restorium Elevator Project



**November 18, 2011**

By:

Ron Smith, Chairman  
Boundary County Board of Commissioners

**Boundary County Commissioners**

*Ronald R. Smith, Chairman  
Dan R. Dinning, Commissioner  
Walt Kirby, Commissioner*



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**BOUNDARY COUNTY  
P. O. Box 419  
Bonners Ferry, ID 83805**

November 15, 2011

Mr. Jeffrey Sayer, Director  
Idaho Department of Commerce  
PO Box 83720  
Boise, ID 83720-0093

RE: Boundary County Restorium Elevator

Dear Director Sayer:

Boundary County respectfully submits this application for an Idaho Community Development Block Grant for a two story elevator to meet the Americans with Disabilities Act to the Boundary County Restorium – an assisted living facility located in Bonners Ferry. The only access between the living and dining area on the second floor to the craft/hobby area and administrative offices on the first floor is to travel outside on a sloped City street. This is hazardous, especially in inclement weather, as many of the residents struggle with mobility.

Bonners Ferry is 51.54% low and moderate income. The \$115,238 ICDBG will provide accessibility to all residents to all services and activities. The County has a total of \$84,500 in cash match, of which, \$3,857 has been spent for preliminary architectural fees.

Thank you for your consideration of our grant request. Please feel free to call if you should have any questions.

Sincerely,

  
Ron Smith, Chairman  
Boundary County Board of Commissioners



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# PART A

## I. ICDBG Application Information Form

Applicant: Boundary County Chief Elected Official: Ron Smith, Chairman  
 Address: PO Box 419, Bonners Ferry, ID 83805 Phone: 208-267-7723  
 DUNS#: 028432433 CAGE Code: 3S5K1

Application Prepared by: Nancy Mabile, ED Planner Phone: 208-772-0584, x3014  
 Address: Panhandle Area Council, 11100 N. Airport Drive, Hayden, ID 83835

Architect: Cory Trapp, AIA Phone: 208-772-0503  
 Address: Longwell & Trapp Architects, 8382 N. Wayne Drive, Hayden, ID 83835

### National Objective

- LMI Area     LMI Clientele  
 LMI Jobs     Slum & Blight  
 Imminent Threat

### Project Type

- Public Facility/Housing     Community Center  
 Economic Development     Senior Center  
 Imminent Threat

### Project Population to Benefit (Persons):

Total # to Benefit: 2,402    Total # LMI to Benefit: 1,238  
 % LMI to Benefit: 51.54 %

**Project Description:** Installation of two-story elevator to improve safety and access for residents and staff of assisted living facility.

SOURCE	AMOUNT	DATE APPLICATION SUBMITTED	RESERVED/ CONDITIONAL AWARD	FUNDS COMMITTED/ CONTRACT AWARD DATE	DOCUMENTS IN APPENDIX ***
<b>ICDBG</b>	<b>\$115,238</b>				
Local Cash	\$80,643			09/06/11	F
Local Loan*					
Local In-Kind**	\$3,857			09/06/11	F
UDSA RD Grant					
EDA Grant					
State Grant					
Foundation Grant					
Private Investment					
Other					
<b>TOTAL PROJECT FINANCING</b>	<b>\$199,738</b>				

\* Identify Loan Source(s): N/A Date Bond or Necessary & Ordinary Passed: N/A

\*\* Describe In-Kind match by type (i.e., materials, labor, waived fees, land value) and amount.

County In-Kind of \$3,857 for preliminary architectural fees.

\*\*\* Identify which appendix corresponding documentation is in. Documentation should be a letter from the appropriate source.

## II. Economic Advisory Council

The Boundary County Restorium is an assisted living facility owned and operated by Boundary County. The facility has 35 beds for residents, full kitchen and common area, which are all located on the upper level. The lower level has administrative offices, storage, resident computer center and a craft/hobby center. There is no internal access between the two levels. In order to participate in activities of the craft/hobby center, the residents are required to leave the building and traverse down a 6.3% steep slope on the City street



with no sidewalk to the lower level, or adjacent medical facilities. This is dangerous for the residents—many who are confined to a wheelchair or rely on mechanical assistance to walk, and as a result, many residents opt out of recreational activities. Additional safety threats are the employees providing assistance to those with mobility challenges. The situation is exacerbated during inclement weather, especially during the long winter months.

Title II of Section 504 of the Americans with Disabilities Act (ADA) requires local governments to give people with disabilities an equal opportunity to benefit from all services, including providing reasonable access to programs in inaccessible older buildings. The Restorium is full, with a waiting list of 26. There is no space on the second to provide reasonable accommodation to the administrative offices, computer center or craft/hobby areas. In addition, activities such as bible study must be held in the common area or dining room to meet ADA reasonable accommodation requirements, which is distracting to the group. Recognizing the challenges, the County has been working on this project for nearly two years to commit all available resources.

The addition of the ADA accessible elevator will allow interior access between floors for the staff and residents of the Restorium. The Hospital and Medical Clinic that the residents access for exams and check ups are located across the street to the south and are on the same level as the lower level of the Restorium. Providing access between floors will improve usage of the craft/hobby room and allow residents and administrative staff alike to move between floors. The elevator will allow access to the Hospital and Medical Clinic for the residents without having to be transported down a sloping street that does not have a sidewalk.

The primary beneficiaries of this project are the Restorium residents and those in the adult day care program. Access to the full range of amenities provided by the Restorium will be gained, as well as easier and safer access to the hospital across the street and adjacent medical offices. It will give those residents confined to wheelchairs or who have limited ability to walk and access to the Restorium offices and the craft/hobby center, enriching their quality of life. Once installed, the elevator will be of lasting benefit to residents, staff and guests alike.

On September 6, 2011 at a Public Hearing with citizen input, the Commissioners approved a Restorium elevator budget of \$75,000. Additional funds of \$9,500 have been submitted directly to Boundary County from local citizens and non-profit groups in support of the elevator, bringing total local match to \$84,500.

ICDBG investment will assure that quality of life is continued, allowing full access to all services to all residents in accordance with the ADA. Due to limited taxing authority, without the ICDBG funding assistance the County will have no choice to abandon the project due to the lack of finances.

### III. Threshold Criteria

**A. ELIGIBLE APPLICANT:**

- The applicant is a City.                       The Applicant is a County.

**B. ELIGIBLE ACTIVITIES:**

This project is an eligible activity under the Public Facility Grant Category as outlined in Chapter 2 of the Idaho Community Development Block Grant (ICDBG) Application Handbook. The project will construct an elevator vestibule for an assisted living facility including elevator, equipment room and access foyer in order to improve safety of residents and staff; and remove architectural barriers to provide safe access that restrict the mobility and accessibility of the elderly and persons with disabilities to the first floor craft area, administrative offices and medical facilities.

**C. NATIONAL OBJECTIVE:**

**Low- and Moderate-Income Limited Clientele Benefit:**

The Restorium is located in the City of Bonners Ferry is an assisted living facility and designed to help meet the needs of seniors not capable of full independent living. Residents of the 32-bed facility are free to come and go as they are able. Activities include annual holiday celebrations, weekly bingo, crafts and games. The residents use the facility 100% of the time while guests are free to visit. Documentation of LMI for the City of Bonners Ferry is in Appendix A.

**D. CITIZEN PARTICIPATION**

The need for an elevator has been an identified concern for many years by Restorium staff, Restorium residents and their families, and the Boundary County Commissioners. Over the past two years the County Commissioners have set aside funds for match dollars toward an ICDBG grant application.

The Citizen Participation Plan was adopted by the County on October 17, 2011. The notice of public hearing was published on November 3, 2011 with the public hearing held on November 15, 2011. A copy of the citizen participation, public hearing notice and sign-in list of attendees and letters of support are in Appendix B. The affidavit of publication and meeting minutes will be forwarded to the Idaho Department of Commerce under separate cover.

Date of Notice 11/03/11                      Date of Hearing 11/15/11

**E. STATEWIDE GOALS AND STRATEGIES**

- Preserved and enhances suitable living environments
- Improve safety and livability of communities
- Increase access to quality facilities and services
- Improve affordability and sustainability of quality facilities and services

**F. ADMINISTRATIVE CAPACITY**

**1. Fiscal Management**

There have been no recall elections or staff turnovers for Boundary County. The audit letters, findings and corrective action for the past five years are located in Appendix C.

**2. Certified Grant Administration**

Boundary County has procured an ICDBG-certified grant administrator for this project. The procurement documentation is in Appendix C.

**G. FAIR HOUSING**

The Fair Housing Resolution was readopted October 17, 2011. This resolution will be published prior to submission of an Addendum to this ICDBG application. A copy of the resolution is provided in Appendix D.

**H. ANTI-DISPLACEMENT POLICY**

Boundary County will adhere to the Idaho Department of Commerce Anti-Displacement Policy by signature on the ICDBG Certifications page.

**IV. Program Income**

This project will not generate any program income as a result of the ICDBG-supported activities.

**V. Project Description and Property**

**A. PROJECT DESCRIPTION:**

Currently the main floor and lower floor of the Boundary County Restorium are not connected with an interior stair, exterior stair or elevator. The administrative office for the Restorium is located on the lower level along with the craft/hobby room. The only way to access the lower floor is to walk around the exterior of the building and down a sloped city street that does not have a sidewalk.

The proposed project consists of adding an ADA accessible hydraulic elevator and elevator lobbies between the main and lower floor of the existing Boundary County Restorium. The addition will be constructed on the south side of the building on an exterior wall at the end of an existing corridor and adjacent to the draft/hobby room.

The ICDBG and County funds will be used to install the ADA accessible hydraulic elevator and elevator lobbies between the main and lower floor of the existing Boundary County Restorium. The addition will be 200 SF per floor. The manhole for the sewer line that serves the Restorium sits close to the planned location of the elevator vestibule and as a result, may need some size modification.

The project will be bid as one general contract. The project will take four (4) months to complete. Maps, photos, site plans and certified cost estimates are in Appendix E.

**D. PROPERTY & PERMITS:**

1. Has any property and easements been purchased for this project?  Yes  No  
If yes, does the applicant have title to the property?  Yes  No
2. Will any property be needed for this project?  Yes  No  
Status of purchase: \_\_\_\_\_  
Estimated date of final purchase: \_\_\_\_\_  
What funds were used to make this purchase? \_\_\_\_\_
3. Will any easements or rights-of-way be needed for this project?  Yes  No  
Status of purchase: \_\_\_\_\_  
Estimated date of final purchase: \_\_\_\_\_  
What funds were used to make this purchase? \_\_\_\_\_
4. Is anyone living on the land or in the structures at the proposed site?  Yes  No
5. Is any business being conducted on the land or in the structures at the proposed site?  Yes  No
6. Are there any businesses, individuals or farms being displaced as a result of this project?  Yes  No
7. Are there permits that will be needed for the project, i.e., well, water rights, land application, demolition permits, zoning permit, air quality permit, etc.?  Yes  No  
Status of the permits (including plan for securing permits): The Contractor will acquire a building permit from the City of Bonners Ferry and a permit for the elevator and electrical from the State of Idaho Department of Building Safety
8. Describe the ownership or lease arrangements for the property involved in the project: Boundary County owns the facility and property.

## VI. Budget Narrative

The following describes the funding sources by category, in order as stated on the budget form and the commit status of each source. Match documentation is located in Appendix F

### **ICDBG PROJECT:**

- **ICDBG GRANT – \$115,238 – Pending**  
These funds will be used for construction of the elevator and associated appurtenances (\$74,210); architectural fees (\$29,228) and certified grant administration (\$11,800).
- **COUNTY CASH – \$80,643 – Committed**  
These funds will be used in construction of the elevator and associated appurtenances.
- **COUNTY CASH—PREVIOUS EXPENDITURES – \$3,857 – Spent**  
In November 2011 the Architect was paid for preliminary Architectural fees which were verbally approved by the Idaho Department of Commerce on November 13.

## VII. ICDBG Budget Form

<b>Applicant/Grantee:</b> Boundary County		<b>Project Name:</b> Restorium Elevator Project		
<b>Line Items</b>	<b>ICDBG Cash</b>	<b>County Cash</b>	<b>County Prev. Exp.</b>	<b>TOTAL</b>
Administrative	\$11,800			<b>\$11,800</b>
Land, Structures, ROW				<b>\$0</b>
Architectural	\$29,228		\$3,857	<b>\$33,085</b>
Construction	\$74,210	\$80,643		<b>\$154,853</b>
Legal & Audit				<b>\$0</b>
<b>TOTAL COSTS</b>	<b>\$115,238</b>	<b>\$80,643</b>	<b>\$3,857</b>	<b>\$199,738</b>

## VIII. Detailed Cost Analysis

1. Have preliminary plans and specs been submitted to regulatory agencies for review?  Yes  No  
If yes, list date submitted: \_\_\_\_\_  
If no, list expected date to be submitted: April 2012
2. Has final design (for bidding) begun?  Yes  No  
If yes, % complete: \_\_\_\_\_  
If no, what is expected start date: February 2012
3. Will project include bid alternatives to meet project budget if necessary?  Yes  No
4. Are Davis-Bacon wage rates applicable to the project?  Yes  No  
If yes, are they included in the project costs?  Yes  No
5. Have known environmental measures been included in the project costs? (e.g., dust mitigation, archeological survey, storm water drainage, wetland mitigation, etc.)  Yes  No
6. List the last date the owner and design professional discussed project design and details: October 11, 2011
7. Design Professional Cost Estimate may be found in Appendix E.

## IX. Project Schedule

<b>Project Activity</b>	<b>Date (to be) Completed</b>	<b>Documentation in Appendix</b>
Design Professional Contract Executed	February 2012	C
Grant Administration Contract Executed	November 15, 2010	C
Environmental Release	May 2012	G
Bid Document Approval	July 2012	
Bid Opening	July 2012	
Construction Contract Executed	July 2012	
Start Construction	August 2012	
Construction 50% Complete	September 2012	
Second Public Hearing	September 2012	
Update Fair Housing Plan	July 2012	
Update 504 Review and Transition Plan	July 2012	
Certificate of Substantial Completion	November 2012	
Closeout	December 2012	

<b>Name of Professional &amp; Agency Contacts</b>	<b>Firm/Agency</b>	<b>Telephone</b>	<b>Topic</b>
Dennis Porter	IDC	208-334-2460	Project
Tony Tenne	IDC	208-334-2460	Project
Timothy Komberec	Region I EAC	208-292-3857	Project
Stephen Boorman	City of Bonners Ferry	208-267-0357	Sewer System/Building Ordinance
Jamie Simpson	Idaho H&W	208-334-6626	Notification

## X. Financial Profile

Is the Grantee a:

City                       County

If a sub-recipient, what type of organization? **N/A**

Water District                       Sewer District                       Homeowner's Assn.  
 For-Profit Company                       Non-Profit Company                       Water Association  
 Fire District                       Hospital District  
 Other (Explain) \_\_\_\_\_

### Section III. All Applicants (except Sewer and Water): Grantee or Sub-Recipient Taxing Authority:

A. Identify how the organization obtains its operating funding, i.e., bonds, district assessments, other: Taxes, fees, bonds, levies.

B. Does the organization have taxing authority?  Yes     No (if no, skip to Section IV)

1. Do you tax?  Yes     No

a) If yes:

(1) What is the tax rate? County total – .004910103; Restorium – .0006 of the County's total

(2) What is the annual tax amount generated? County total – \$4,248,952; Restorium – \$337,252 of the total County

(3) What are the taxes used to pay for, i.e., equipment, operating expenses, etc.?  
All operating expenses

2. If your organization does not tax explain why. N/A

### Section IV. All Applicants (City or County)

#### Land Use Planning related to Fair Housing

As part of the ICDBG program cities and counties are required to further fair housing within your community.

Coincidentally, the understanding and applicability of fair housing laws has become very important for cities and counties. In a recent legal case, Alamar Ranch LLC v. Boise County, a jury ruled that Boise County had committed three separate violations to the Fair Housing Act:

- (1) failure to make reasonable accommodations,
- (2) disparate treatment of the handicapped, and
- (3) intentional interference with the construction of handicapped housing

by changing a conditional use permit (CUP). Boise County is now required to pay the plaintiff \$4.0 million in damages.

In a recent state study of impediments to fair housing, an impediment that has been identified is the lack of cities and counties providing for the allowance of group homes in designated residential zones or their narrow definitions of the types of group homes allowed (e.g., nursing

and rest homes) Why is this a barrier? The regulation may treat residents who are disabled, differently. Therefore;

Have you reviewed your zoning codes specific to group homes to ensure that you are in compliance with the Fair Housing Act? (group homes are allowed in residential zones and that your definition of a group home is not too restrictive)

Yes  No

If No, what steps are you taking to address the issue?

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Another impediment identified in the state study is the lack of basic accessibility standards for new residential construction. Does your building code or ordinance encourage accessibility standards in housing? (example: at least one entrance with no step, doors at least 32 inches wide, switches no higher than 48 inches, hallways 36 inches wide, etc.)

Yes  No

If Yes, explain the standards. \_\_\_\_\_

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# XI. ICDBG Environmental Scoping – Field Notes Checklist

Applicant Boundary County Sub-Recipient N/A

This site and desk review checklist is to be completed by the Applicant and submitted with the application.

The purpose of the checklist is to help the Applicant and IDC better understand what environmental statutes or provisions per 24 CFR 58 might impact the proposed project. The information will assist in understanding what studies, documentation, and mitigation measures could be applicable and to assist in completing the environmental review record. The Applicant may choose to attach this scoping checklist as part of the environmental review record.

### 1. Limitations on Activities

Is the Grantee planning or in the process of acquiring property for this proposed project?  Yes  No

If yes, is the Applicant aware that land acquired or site work after submission of the ICDBG application is subject to 24 CFR 58.22 Limitation on Activities Requiring Clearance? Meaning once an application for ICDBG funds is submitted, neither Applicant or sub recipient, may commit Non-HUD funds to a project for land acquisition or site work (except for minor testing) before the environmental review is complete, unless the land acquisition or contract is conditioned on completion of the ICDBG environmental review.

### 2. Historic Preservation

Has the SHPO or THPO been notified of the project?  Yes  No

Have tribes with possible cultural and religious sites been notified of the project?  Yes  No

### 3. Floodplain Management

Is the project located within a floodway or floodplain designated on a current FEMA map? Check Web site [www.store.msc.fema.gov](http://www.store.msc.fema.gov)  Yes  No  Not Sure

If yes what is the floodplain map number? 1600310005C, August 19, 1985

If the project is located in a floodway or floodplain, is the community where the project is taking place a participant in the National Flood Insurance Program. Check Web site [www.idwr.idaho.gov/water/flood](http://www.idwr.idaho.gov/water/flood)  
 Yes  No  N/A

### 4. Wetland Protection

Are there ponds, marshes, bogs, swamps, drainage ways, streams, rivers, or other wetlands on or near the site?  Yes  No

If yes, has the Army Corps of Engineers (Corps) been notified?  Yes  No

Has the Corps indicated what permit level will be required?  Yes  No  N/A

5. **Sole Source Aquifers (Clean Water Act)**

Is the proposed project located over an EPA designated aquifer area?  Yes  No  
(Check website [www.epa.gov/safewater/ssanp.html](http://www.epa.gov/safewater/ssanp.html))

Is it known at this time if construction will disturb more than one acre of land?  Yes  No

If yes, has a general permit for storm water discharges from construction sites been applied for from the EPA?  Yes  No

6. **Endangered Species Act**

Has U.S. Fish and Wildlife Service, NOAA Fisheries, and Idaho Fish and Game Regional Office been notified about the project?  Yes  No

7. **Wild and Scenic Rivers Act**

Is the project located within one mile of a designated wild and scenic river? Idaho wild and scenic rivers include portions of the St. Joe, Lochsa, Selway, Middle Fork of the Clearwater, Snake, Rapid, and Middle Fork of the Salmon. Check Web site [www.nps.gov/rivers/](http://www.nps.gov/rivers/)  Yes  No

8. **Clean Air Act**

Is the project located in a designated non-attainment area for criteria air pollutants?  Yes  No

For building demolition or improvements, has an asbestos analysis been planned for or conducted?  
 Yes  No  N/A

For housing rehabilitation, has a lead based paint assessment been planned for or conducted?  
 Yes  No  N/A

9. **Farmland Protection Policy Act**

Is the project located on a site currently zoned as residential, commercial, and/or industrial?  
 Yes  No

Is the project area currently being utilized for farm or agricultural purposes?  Yes  No

If yes, has the USDA Natural Resource Conservation Service or local planning department been notified about the project?  Yes  No

10. **Environmental Justice**

Does project have a disproportionate environmental impact on low income or minority populations?  
 Yes  No

11. **Noise Abatement and Control**

Is the project new construction or rehabilitation of noise sensitive use (i.e., housing, mobile home parks, nursing homes, hospitals, and other uses where quiet is integral to the project functions)?  
 Yes  No

If yes, is the project located within 5 miles of an airport, 1000 feet of a major highway or busy road, or 3,000 feet of a railroad?  Yes  No

**12. Explosive and Flammable Operations**

Is the physical structure (not necessarily infrastructure) intended for residential, institutional, recreational, commercial or industrial use?  Yes  No  Unknown at this time

If yes, are there any above ground explosives, flammable fuels or chemical containers within one mile of the physical structure?  Yes  No

If yes, have you been able to identify what the container is holding and the container's size?  
 Yes  No

**13. Toxic Chemicals and Radioactive Materials**

Are there any known hazardous materials, contamination, chemicals, gases, and radioactive substance on or near the site?  Yes  No  Unknown at this time

If yes, explain \_\_\_\_\_

During the visual inspection of the site, are there signs of distressed vegetation, vents or fill pipes, storage/oil tanks, stained soil, dumped material, questionable containers, foul or noxious odors, etc.  
 Yes  No

If yes, explain \_\_\_\_\_

At this time, are the site's previous uses known to have been gasoline stations, train depots, dry cleaners, agricultural operations, repair shops, landfill, etc.?  Yes  No

Are other funding agencies requiring the Grantee to perform an American Society for Testing Materials (ASTM) environmental assessment? ASTM assessment involves analysis of site uses and ownership, inspection of site, and possible testing.  Yes  No

**14. Airport Clear Zones and Accident Potential Zones**

Is the project located within a designated airport runway clear zone or protection zone?  
 Yes  No

Does the project involve acquisition of land or construction/rehabilitation of building or infrastructure in an airport runway clear zone or protection zone?  Yes  No

If yes, is the grantee aware that the airport operator may wish to purchase the property at some point in the future as part of a clear or accident zone acquisition program?  Yes  No

**15. Energy Efficient Designs**

For building construction, has the owner investigated possible incentives from power providers, such as Idaho Power, Avista, or Utah Power for incorporating energy efficient design into their building?  
 Yes  No  N/A

**16. Sediment Control (Clean Water Act)**

Will the construction project require storm and surface water discharge from the construction site?  
 Yes  No  Unknown at this time

If yes, has an application to EPA been submitted for a Construction General Permit (CGP)?  
 Yes  No

**16. Other Environmental Reviews**

Have facilities studies or other environmentally related site reviews been conducted or in the process of being conducted?  Yes  No

If yes, identify who is conducting the review. \_\_\_\_\_

**17. Information Letters**

The advanced mailing of environmental information letters is sought in an effort to minimize the project's timeline in waiting for necessary documentation or information. It will assist in earlier responses to required mitigation measures should the proposed project receive grant funding.

Check the agencies that have been mailed an environmental information letter.

Note: If other funding agencies have sought comment, in writing, from the agencies listed below for the same project, you may not need to send an information letter. Contact your Specialist if other environmental information or scoping letters have been sent.

- Idaho State Historic Preservation Officer
- Tribal Historic Preservation Officer or Tribal Office
- Idaho Department of Water Resources – Local Regional Office
- Army Corps of Engineers (if wetlands are applicable)
- U.S. Fish and Wildlife
- NOAA Fisheries (if salmon and/or steelhead are applicable)
- Idaho Fish and Game
- USDA Natural Resource Conservation Service (if farmlands are applicable)
- Idaho Department of Environmental Quality
- Local Government – Planning Department
- Others \_\_\_\_\_

Completion of the scoping checklist does not constitute that all environmental provisions or clauses related to 24 CFR 58 Environmental Reviews have been met or are known at this time.

Nancy Mabile  
Completed By: Nancy Mabile

November 11, 2011  
Date

Letters and back-up documentation that went to the above checked agencies on November 17, 2011. Documentation is in Appendix G.

## PART B

### XII. Review and Ranking Narrative

**A. PROGRAM IMPACT** *(To be calculated by Idaho Department of Commerce Staff)*

1. Percentage of ICDBG in total project: \_\_\_\_\_ %
2. Percentage of Local Matching Funds compared to grant funds: \_\_\_\_\_ %
3. Grant dollars per person: \_\_\_\_\_ %
4. Local matching funds per person: \_\_\_\_\_ %
5. Eligible Activity Priority Ranking:

Eligible Activity	Point Value	% of ICDBG Budget Spent on Activity	Staff Points Awarded
Acquisition of Real Property	100		
Acquisition of Real Property for Housing Projects	50		
Public Facilities and Improvements – Health and Safety Related	100	65%	
Public Facilities and Improvements – Housing Related	75		
Public Facilities and Improvements – Social Service Related	50		
Engineering/Architectural	100	25%	
Code Enforcement	50		
Clearance and Demolition	10		
Removal of Architectural Barriers	50		
Rental Income Payments	0		
Disposition of Property	10		
Public Services	0		
Completion of Urban Renewal Projects	0		
Relocation Payments	25		
Planning Activities	0		
Administrative Activities	100	10%	
Grants to Nonprofit Community Organizations	0		
Grants to Nonprofit Community Organizations for Housing Projects	75		
Energy Planning	0		
Housing Rehabilitation	75		
<b>Total Points Awarded to Project:</b>			

## **B. NATIONAL OBJECTIVES – LOW AND MODERATE-INCOME**

### **1. Low and Moderate Income Percentage Points:**

The Restorium is located within the City limits of the City of Bonners Ferry which is 51.54% LMI. The Restorium is also an assisted living facility for senior citizens, where the limited clientele annually use the facility 100%.

### **2. Need and Impact:**

#### **a. Need:**

The Boundary County Restorium is an assisted living facility owned and operated by Boundary County. The facility has 35 beds for residents, which are all located on the upper level. The lower level has administrative offices, storage and a craft center. There is no internal access between the two levels. In order to participate in activities of the craft/hobby center, the residents are required to traverse down a steep hill that is a 6.3% slope on the City street to the lower level, or adjacent medical facilities. This is dangerous for the residents—many who are confined to a wheelchair or rely on mechanical assistance to walk, and as a result, many residents opt out of recreational activities. Additional safety threats are the employees providing assistance to those with mobility challenges. The situation is exacerbated during inclement weather, especially during the long winter months.



The Hospital and Medical Clinic that the residents access for exams and check ups are located across the street to the south and are on the same level as the lower level of the Restorium. The lack of an elevator forces the residents to traverse the steep hill on the City street or utilizing a vehicle to travel the length of about one-half a City block.

Title II of Section 504 of the Americans with Disabilities Act (ADA) requires local governments to give people with disabilities an equal opportunity to benefit from all services, including providing reasonable access to programs in inaccessible older buildings. The Restorium of 35 beds is full, with a waiting list of 26. There is no space on the same level as the rooms and dining hall to provide reasonable accommodation to the administrative offices, resident computer center or craft/hobby areas. Recognizing the challenges, the County has been working on this project for nearly two years to commit all available resources. Without the ICDBG funding assistance the County will have no choice to abandon the project due to the lack of finances.

**b. Impact:**

The addition of the ADA accessible elevator will allow interior access between floors for the staff and residents of the Restorium. In addition, the Hospital and Medical Clinic that the residents access for exams and check ups are located across the street to the south and are on the same level as the lower level of the Restorium.

Providing access between floors will improve usage of the craft/hobby room and allow residents and administrative staff alike to move between floors. The elevator will allow access to the Hospital and Medical Clinic for the residents without having to be transported down a sloping street that does not have a sidewalk.

The primary beneficiaries of this project are the Restorium residents and those in the adult day care program. Access to the full range of amenities provided by the Restorium will be gained, as well as easier and safer access to the hospital across the street and adjacent medical offices. The addition of the ADA accessible elevator will allow interior access between floors for the staff and residents of the Restorium. It will give those residents confined to wheelchairs or who have limited ability to walk access to the Restorium offices and the craft/hobby center, enriching their quality of life. Once installed, the elevator will be of lasting benefit to residents, staff and guests alike.

On September 6, 2011 at the Budget Public Hearing with citizen input, the Commissioners approved a Restorium elevator budget of \$75,000. Additional funds of \$9,500 have been submitted directly to Boundary County from local citizens and non-profit groups through the Friends of the Restorium in support of the elevator, bringing total local match to \$84,500.

**C. PROJECT CATEGORIES**

**Planning, Previous Actions and Schedule**

**1. Design Professional:**

Architectural services were solicited by the County on September 1, 2011, with proposals reviewed by the County Commission. Two proposals were received and on October 4, 2011 the County selected the architectural firm of Longwell and Trapp Architects to perform the work. The procurement documentation and contract is in Appendix C.

**2. Grant Administration:**

The County issued a Request for Proposal to provide grant writing and administration services for all projects within a three year time frame on October 13, 2010. Only one proposal was received, and reviewed by the county commission. The County selected Panhandle Area Council (PAC) as certified

grant administrators for the project. The procurement documentation and the contract for this project is in Appendix C.

### **3. Plan/Studies:**

The following feasibility review was prepared by Longwell and Trapp Architects in October 2011:

The existing Boundary County Restorium is a two story facility located on a sloping site to the north of the existing Boundary County Hospital. The main floor of the facility contains the resident rooms, dining facilities, kitchen, laundry and restroom facilities. The lower floor consists of the administration area, storage, restrooms and craft/hobby room.

Currently there is no interior stair or access between floors. For residents to access the administration or craft/hobby room they must walk outside and down a city street that does not have a sidewalk. The same is true for administrative staff and visitors to access the main floor. Adding a stair would provide access for ambulatory residents and staff, but would not address ADA access. The addition of an elevator will provide ADA accessible access for all residents, visitors and staff between floors.

Many of the residents are taken across the street to the Boundary County Hospital and an adjacent medical clinic for exams and checkups. The main floor of the Restorium is elevated a full level above the access to the Hospital and clinic. Residents are wheeled down the sloping street or driven across the street for access. The addition of the elevator will provide a safe and accessible walking access to the Hospital and clinic without having to be in the city street.

The proposed addition will be approximately 400 SF total split between two floors and includes the elevator, elevator lobbies and the elevator equipment room. We have evaluated the existing facility and determined that we have located the elevator in a position that is the most cost effective and functional. Other locations for the elevator would require much more excavation or do not meet the setback requirements of the City of Bonners Ferry. The installation of a ramp system would cost much more than the elevator and would require four times the space.

Building materials will consist of wood framing, concrete foundations, siding to match existing, metal roofing, store front aluminum windows with low-e coatings. Walls will be insulated to R-21 and ceilings to R-38. The elevator will be a holeless hydraulic unit that meets accessibility requirements. The existing fire sprinkler system will be extended into that addition.

Building permits will be obtained from the City of Bonners Ferry. The elevator permit and electrical permits will be obtained from the State of Idaho Department of Building Safety. We do not anticipate any impacts on the environment as the addition is very small. Storm water will be addressed in the

design of the project and temporary storm water protection will be required during construction.

#### Health Care Facility Projects

The letter of intent to the Idaho Department of Welfare has been submitted and can be found in Appendix H.

#### **4. Environmental Scoping**

The ICDBG Environmental Scoping – Field Notes Checklist is on page 12 of this application. Environmental request letters are in Appendix G.

#### **5. Agency Viability:**

For health care, transportation, housing, fire/EMT or other projects, the applicant or sub-recipient's viability will be used based on having the following components:

##### a. Completion of ICDBG Financial Profile Worksheet

The ICDBG Financial Profile Worksheet is located on page 10 of this application.

##### b. Governing Structure

Boundary County owns and funds the operations of the Restorium. There is an advisory board of 5 members that oversees all operation and maintenance of the facility and reports to the County. In addition, Friends of the Restorium, Inc. is a 501(c)3 organization created in 2004 for the purpose of providing resources, education and awareness of the facility. Since its inception, the Friends of the Restorium have funded or collaborated on numerous projects for the Restorium, such as a new stove, greenhouse, dining room table tops, resident rooms drapes, carpet and furniture for the family room, computer center, generator and flooring.<sup>1</sup>

##### c. Financials

The operating budget of the County for the Restorium is in Appendix I.

#### **6. Property Acquisition:**

To be calculated by Idaho Department of Commerce staff based on information provided under the General Project Description, Project Land and Permits (page 5).

#### **7. Funding Commitments:**

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<sup>1</sup> Friends of the Restorium, [www.boundarycountyid.org/friendsoftherestorium/index.htm](http://www.boundarycountyid.org/friendsoftherestorium/index.htm), November 8, 2011

To be calculated by Idaho Department of Commerce staff based on funding commitment letters in Appendix F.

**8. Schedule:**

To be calculated by Idaho Department of Commerce staff based on the project schedule on page 9.

**9. Administrative Capacity (15 points):**

**a. The applicant’s grant project track record and the general stability of the applicant and sub-recipient. Department staff may review financial audit reports, board make-up, staff turnover and recall elections to help make a determination**

To be calculated Idaho Department of Commerce staff based on information provided under the Threshold Criteria, Administrative Capacity (page 4).

**b. Completion of Section 504 of ADA Self Evaluation and Transition Plan. Applicants must submit the transition plan and the name of the ADA coordinator to certify which elements have been completed**

Has the applicant completed a Section 504 or ADA Self Evaluation and Transition Plan?  Yes  No

Coordinator: Mr. Jerry Kothe

**c. Document that Fair Housing Accessibility Standards have been adopted. Applicant must have adopted the standards either separately or inclusively with most current building codes utilized by the applicant**

What is the most current building code the applicant has adopted? Boundary County does not have a building code. The Restorium is located within the City Limits of the City of Bonners Ferry, and the City’s current building code is 2009 International Building Code

Are the Fair Housing Accessibility Standards a component of the County’s building code?  Yes  No

Are the Fair Housing Accessibility Standards a component of the City’s building code?  Yes  No

**10. Cost Analysis:**

To be calculated by Idaho Department of Commerce staff based on the detailed cost analysis on page 8.

### XIII. Certifications

I certify the data in this application is true and correct, that this document has been duly authorized by the governing body of Boundary County and we will comply with the following laws and regulations if this application is approved and selected for funding.

- National Environmental Policy Act of 1969
- Civil Rights Act of 1964 Pub.L 88-352
- Civil Rights Act of 1968 Pub.L 90-284
- Age Discrimination Act of 1975
- Rehabilitation Act of 1973, Section 504
- Uniform Relocation Assistance and Real Property Acquisition Act of 1970, as amended (49 CFR Part 24)
- Housing and Community Development Act of 1974, as amended Pub.L 93-383
- Davis-Bacon Act (40 USC 276a - 276a-5)
- Historic Preservation Act
- OMB Circular A-87, and ensure that subrecipient complies with A-110 and A-122
  
- Section 106 of the Housing and Urban Recovery Act of 1983 certifying to:
  - Minimize displacement as a result of activities assisted with CDBG funds by following the Idaho Department of Commerce & Labors anti-displacement and relocation assistance plan;
  - Conduct and administer its program in conformance with Title VI and Title VIII, and affirmatively further fair housing;
  - Provide opportunities for citizen participation comparable to the state's requirements (those described in Section 104(a) of the Act, as amended);
  - Not use assessments or fees to recover the capital costs of ICDBG funded public improvements from low and moderate income owner occupants;
  - Abide by all state and federal rules and regulations related to the implementation and management of federal grants;
  - Assess and implement an Accessibility Plan for persons with disabilities in accordance with Section 504 of the Rehabilitation Act of 1973, as amended;
  - Adopt and implement an Excessive Force Policy;
  - Prohibition of Use of Assistance for Employment Relocation, Section 588 of the Disability Housing and work Responsibility Act of 1998 Pub.L 105-276.
  - Anti-Lobbying Certification: No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned to any person for influencing or attempting to influence an officer or employee of any federal agency, a member of, employee of a member of, officer of or employee of Congress in connection with the awarding of any federal contract, the making of any federal grant or loan, the entering into any cooperative agreement and the extension, renewal, modification or amendment of any federal contract, grant, loan or cooperative agreement.

If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any federal agency, a member of, employee of a member of, officer of or employee of Congress in connection with this federal grant, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

  
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Ron Smith, Chairman  
Boundary County Board of Commissioners

11-15-11  
\_\_\_\_\_  
Date